

NOTICE OF PRIVATE SELLING OFFICER SALE UNDER JUDGMENT OF FORECLOSURE OF LIENS
FOR DELINQUENT LAND TAXES, PURSUANT TO SECTION 5721.39 OF THE OHIO REVISED CODE

In the Common Pleas Court of Stark County, Ohio.

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, charges, penalties, interest, and costs as follows:

The Common Pleas Court Case No.; the case caption; the street address (for guidance only); the permanent parcel number; minimum acceptable bid; auction end date and second auction end date for each parcel, as defined by the Statutes of Ohio are set forth below as follows:

2021CV00406; Tax Ease OH IV, LLC v. David Reed, aka, David A. Reed, JR., et al; 3905 Roosevelt Ave. NE Canton, OH 44705, Plain Twp.; 5208820; MINIMUM ACCEPTABLE BID \$16,732.00 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2021CV00610; Tax Ease OH IV, LLC v. Frederick M. Cunin, et al; 474 W. Main St., Alliance, OH 44601; 112731; MINIMUM ACCEPTABLE BID \$13,657.45 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2021CV00397; Tax Ease OH IV, LLC v. Hinton Capital Investments, et al; 1204 Ridge Rd. NW, Canton, OH 44703; 233088; MINIMUM ACCEPTABLE BID \$16,475.84 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2021CV00402; Tax Ease OH IV, LLC v. Equity Trust Company Custodian FBO Gabriel Moreno IRA, et al; 233 Nassau St. W, East Canton, OH 44730, Osnaburg Twp.; 4000282 & 4000283; MINIMUM ACCEPTABLE BID \$21,287.28 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2020CV01559; Tax Ease Ohio II v Lynn A.J. Ellyson, et al; 418 Monroe St. NW, Massillon, OH 44647; 605127; MINIMUM ACCEPTABLE BID \$18,084.30 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2021CV00068; Parkside Condominium Estates Owners Association, Inc v. Jack Keen, et al; 290 Lincoln St. SW, #290-F, Hartville, OH 44632, Lake Twp.; 2300722; MINIMUM ACCEPTABLE BID \$18,396.98 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2021CV00299; Tax Ease Ohio, II v. Dillon Paul Dalton, et al; 3825 Regentview Ave., NE Canton, OH 44705, Plain Twp.; 5206518; MINIMUM ACCEPTABLE BID \$17,626.90 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 15, 2022; SECOND AUCTION END DATE: April 12, 2022

2021CV00316; Tax Ease OH IV, LLC v. Michael F. Paul, et al; 633 23rd St., Massillon, OH 44647; 610981; MINIMUM ACCEPTABLE BID \$18,686.10 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

2021CV00395; Tax Ease Ohio II, LLC, aka, Tax Ease OH II, LLC v. Barbara Ellen Nevel, et al; 403 Ingall Ave. NW, Massillon, OH 44646, Perry Twp.; 4307430; MINIMUM ACCEPTABLE BID \$14,608.29 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

2021CV00365; Tax Ease Ohio II, LLC v Ronald Guy, Jr., et al; 2446 Easton St., NE Canton, OH 44721, Plain Twp.; 5209632; MINIMUM ACCEPTABLE BID \$30,405.48 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

2021CV00341; Tax Ease OH IV, LLC v. Booker T. Redrick, Jr., et al; 2959 Sahara Ave., NE Canton, OH 44705; 305128; MINIMUM ACCEPTABLE BID \$18,309.16 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

2021CV00336; Tax Ease OH IV, LLC v. Mildred Carpenter, et al; 412 Erie St. S, Massillon, OH 44646; 601568; MINIMUM ACCEPTABLE BID \$22,439.64 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

2021CV00822; Tax Ease OH IV, LLC v. Penny Burdette, et al; 179 Mount Marie Ave., NW, Canton, OH 44708, Perry Twp.; 4301245; MINIMUM ACCEPTABLE BID \$26,103.70 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

2021CV00405; Tax Ease OH IV, LLC v. Kathleen W. Jeffries, et al; 7261 Waynesburg Dr. SE, Waynesburg, OH 44688, Sandy Twp.; 6101509; MINIMUM ACCEPTABLE BID \$15,242.02 (PLUS 10% BUYER'S PREMIUM); AUCTION END DATE: March 22, 2022; SECOND AUCTION END DATE: April 19, 2022

NOTE: All parcels will be auctioned online at www.OhioForeclosures.com. All auctions will begin at least seven (7) days prior to the auction end date. If any parcel does not receive a sufficient bid, it shall be offered for sale, under the same terms, on the same website, with the second auction beginning at least seven (7) days prior to the end date of the second auction. A ten percent (10%) Buyer's Premium will be added to the high bid to determine the sale price. Full legal description of parcels, and other sale details, are available at www.OhioForeclosures.com.

TERMS OF SALE: Purchaser shall be required to pay a buyer's premium, in an amount equal to ten percent (10%) of the high bid price, which shall be added to the high bid and included in the full purchase price. Deposit of \$5,000.00, shall be wire transferred to Standard Title Co. no later than 2:00 pm EST the day following auction end. Balance of the FULL purchase price shall be wire transferred to Standard Title Co. no later than thirty (30) days following the confirmation of sale. Failure to pay deposit, buyer premium or balance of purchase price timely will result in private selling officer moving the court for a contempt citation against purchaser. The purchaser shall be responsible for those costs, allowances, and taxes that the proceeds of the sale are insufficient to cover.

PUBLIC NOTICE IS HEREBY GIVEN THAT PARCELS TO BE SOLD AT PUBLIC AUCTION MAY BE SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE.

NOTE: Prospective bidders are responsible for knowing what they are bidding on prior to the time of sale by first having reviewed the records of the City wherein the parcel is located, and the records of the County, and further, by personally viewing the parcel at its location.

NOTE: Per Section 5721.38 of the Ohio Revised Code, an owner of a parcel may redeem his property by payment in full of all taxes and costs until the sale of such parcel is confirmed by the Court.

This advertisement is prepared and published pursuant to the provisions of Section 5721.37 and 5721.39 of the Ohio Revised Code.